BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

MINUTES ● MAY 22, 2018

Regular | **Maple Place School** | **7:30 PM**

2 Maple Place, Oceanport, NJ 07757

I. **Call to Order:** Chairman Widdis called the meeting to order at 7:30 p.m.

II. **Open Public Meetings Statement:** Chairman Widdis gave the Statement of Compliance with the Open Public Meetings Act: “Adequate notice of this meeting has been provided by notice to the Asbury Park Press and The Link News on January 16, 2018 and by the posting of same on the municipal bulletin board and Borough Web Site.”

III. **Flag Salute:** Chairman Widdis led the audience and members of the Board in the flag salute.

IV. **Roll Call:**

Attendee Name	Title	Status	Arrived
Christopher Widdis	Chairman	Present	
James Whitson	Vice Chairman	Present	
William Sullivan	Mayor's Designee	Present	
Robert Proto	Council Liaison	Present	
Joseph Foster	Environmental Commision Liaison	Absent	
John (Jack) Kahle	Class IV	Present	
MIchael Savarese	Class IV	Absent	
Robert Kleiberg	Class IV	Present	
Daphne Halpern	Class IV	Present	
Thomas Tvrdik	Alternate I	Present	
Michael O'Brien	Alternate II	Present	
Jeanne Smith	Board Secretary	Present	
William White	Board Engineer/Planner	Present	
Kevin Kennedy	Board Attorney	Present	

V. **Board Business:**

1. Approval of Minutes: April 10, 2018

Chairman Widdis called for a motion to approve the Minutes of April 10, 2018, with corrections to first vote tally which was made by Mr. Whitson, seconded by Mr. Kleiberg and approved by the eligible members of the Board.

2. Approval of Minutes: April 24, 2018

Chairman Widdis called for a motion to approve the Minutes of April 24, 2018, which was made by Mr. Whitson, seconded by Ms. Halpern and approved by the eligible members of the Board.

3. Approval of Minutes: May 8, 2018

Chairman Widdis called for a motion to approve the Minutes of May 8, 2018, which was made by Mr. Whitson, seconded by Mr. Kleiberg and approved by the eligible members of the Board.

VI. Old Business: None

Chairman Widdis recused himself from the next matter as a he is a neighbor on the 200' list. Mr. Trvdik also stepped down in order to present his application.

VII. New Business:

1. PB2018-02: 60 Werah Place
   Tom & Felicia Tvrdik
   Block 51, Lot 2
   Construction of single family home seeking variance relief for minimum lot width, minimum lot area and maximum lot coverage.

EXHIBITS

A-1 Standard Development Application
A-2 Architectural Plans (5 Sheets), prepared by Monteforte Architectural Studio, LLC, dated March 7, 2018
A-3 Maser Consulting Engineering Review Letter, dated May 17, 2018
A-4 Colored Rendering of A-2
A-5 Property Survey prepared by C.C. Widdis Surveying, LLC, dated January 9, 2018

Since the Applicant was a member of the Board, Mr. Kennedy reviewed general conflict of interest regulations for the record. Mr. Kennedy stated for the record that service had been reviewed, was in order and the Board accepted jurisdiction. Exhibits A1, A2, A-3, A-4 and A-5 were described and marked.

The following persons were sworn: James Monteforte, Applicant's Architect; Allison Coffin, Applicant's Planner; Felicia Tvrdik, Co-Applicant; William White, Board Engineer/Planner. Mr. Tvrdik introduced Mr. Monteforte, who described **A-2,** and stated the lot is undersized 7500 where 12000 is required, front yard 75 where 100 is required, depth of 100 where 120 is required. Current lot coverage is 41.2 %, with 39.2% proposed; existing dwelling coverage is 19%, with 25% proposed. He described the interior and exterior characteristics of the new home. Mr. White noted the lot width should be 120 minimum and lot depth is minimum 100 ft. Mr. O'Brien asked the height of the current building. Mr. Monteforte replied that existing is 25 ft, proposed 34.54. Mr. Proto stated for clarification that three variances are being requested, 2 pre-existing (min. lot width and min. lot area), and a new variance for impervious coverage, which will actually reduce the current coverage. Mr. Kahle asked if there were any flood height problems in the area. Mr. White stated the site was high and dry. Mr. Kleiberg asked about the basement. Mr. Monteforte stated the Applicant proposes a full basement. Mr. Kleiberg asked for the location of the condensers, which Mr. Monteforte showed on the plans, including the location of a future whole house generator. There was discussion regarding the attic, and confirmation that there was no intention to use the attic as a living space.

PUBLIC:
Vice Chairman Whitson opened the meeting to the public for questions of this witness only. As no one from the public wished to be heard, Vice Chairman Whitson closed that portion of the meeting.

Christina Coffin, Applicant's Planner, appeared and described the Applicant's proposal to remove the existing home and construct a new single-family dwelling, which would eliminate the rear yard setback variance, improve the lot coverage variance and does not change the lot area width. She testified regarding justification of the C-1 and C-2 standards and opined that the variance relief could be granted under either the hardship variance or that the benefits outweigh the detriments. She described the various existing lot sizes on Werah Pl. There was discussion confirming the removal of the previous shed, change in side yard and no change in the front yard setback. Mr. White noted that after a survey is completed, the Applicant will need to determine the 35 ft. height rule from the crown of the road.

PUBLIC:
Vice Chairman Whitson opened the meeting to the public for questions of this witness only. As no one from the public wished to be heard, Vice Chairman Whitson closed that portion of the hearing.

Vice Chairman Whitson opened the meeting to the public for comments on the application. As no one from the public wished to be heard, Vice Chairman Whitson closed that portion of the hearing.

Mr. White advised that since the house will be oriented differently, that the Applicant will be required to submit a grading plan.

Councilman Proto made a motion to approve the application with variances for minimum lot area, minimum lot width and maximum impervious coverage, which was seconded by Mr. Sullivan and received the following roll call:

RESULT:	**ADOPTED [7 TO 0]**
MOVER:	Robert Proto, Robert Kleiberg
SECONDER:	William Sullivan, Mayor's Designee
AYES:	Whitson, Sullivan, Proto, Kahle, Kleiberg, Halpern, O'Brien
ABSENT:	Foster, Savarese
RECUSED:	Widdis, Tvrdik

Chairman Widdis and Mr. Tvrdik returned to the dais at 8:10 p.m.

VIII. Resolutions:

1. PR-18-15: 84 Gooseneck Point Road Approval

As the resolution had been previously provided to the Board, Mr. Kennedy summarized the Resolution after which Councilman Proto made a motion to approve the resolution which was seconded by Mr. Whitson and received the below roll call:

RESULT:	**ADOPTED [8 TO 0]**
MOVER:	Robert Proto, Council Liaison
SECONDER:	James Whitson, Vice Chairman
AYES:	Widdis, Whitson, Sullivan, Proto, Kahle, Kleiberg, Tvrdik, O'Brien
ABSTAIN:	Halpern
ABSENT:	Foster, Savarese

IX. Petitions from the Public: Chairman Widdis opened the meeting to Petitions from the Public. As no one from the public wished to be heard, Chairman Widdis closed that portion of the meeting.

X. Adjournment: As there was no further business, the meeting was adjourned at 8:12 p.m. on a motion by Mr. Whitson which was seconded by Mr. Kahle and approved by the Board.

Respectfully submitted,

JEANNE SMITH
Secretary